

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 16, 2007



RZ 07-34: Traditions Club L.L.C. and City of Bryan

CASE DESCRIPTION: request to change the zoning classification from a combination of Planned Development – Mixed District (PD-M) and Agricultural-Open District (A-O), to Retail District (C-2)

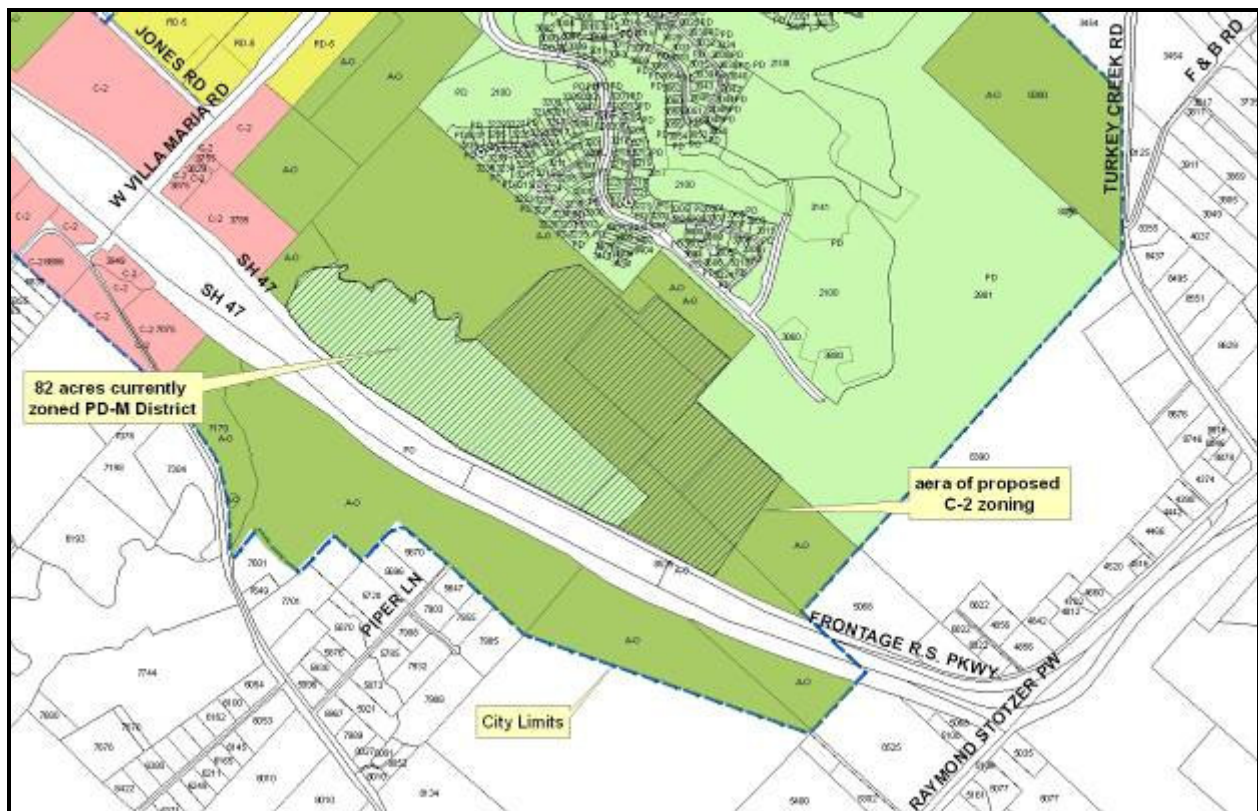
LOCATION: approximately 206 acres of land adjoining the northeast side of State Highway 47, southeast of its intersection with West Villa Maria Road in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant land

APPLICANT(S): Traditions Club L.L.C. and City of Bryan

STAFF CONTACT: Randy Haynes, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** C-2 zoning on all land encompassed within this request.



AERIAL PHOTOGRAPH (2004):



BACKGROUND:

In early 2004, Bryan's development services staff began working with Regency Properties of College Station on a plan to develop 82 acres of land, also known as the Lightsey tract, adjacent to State Highway 47 between West Villa Maria Road and Raymond Stotzer Parkway. In late 2005, City Council approved a Planned Development – Mixed Use (PD-M) zoning district for a mixture of retail and residential uses on these 82 acres (also referred to as Whispering Hills Subdivision).

During the assembly of land for Texas A&M University's Health Science Center (HSC), these 82 acres were sold to different entities. Approximately 54 of these 82 acres are now part of a 200+ acre site on which the HSC plans to build its facilities. The remaining 28 acres are now owned by Traditions Club L.L.C. However, the PD-M District, including its development plan that shows areas reserved for residential and retail development, still is the underlying zoning classification for these 82 acres. In other words, under its current PD-M zoning, these 82 acres, now owned by separate entities, can only develop under the development plan that was approved in 2005.

To eliminate the now obsolete PD-M zoning and to allow retail commercial development on their property on State Highway 47, Traditions Club L.L.C. is requesting to change the zoning on their 28 acres of land to Retail District (C-2). The City of Bryan proposes to expand Traditions Club L.L.C.'s request for C-2 zoning to also include adjacent 172+ acres which represents most of the HSC's property and which is currently zoned Agricultural Open District (A-O).

The Retail (C-2) zoning district provides opportunities for development of various types of general retail trade, business and service uses. Restaurants, hospitals, medical facilities, offices and professional uses are permitted by right within the C-2 District.

COMPREHENSIVE PLAN:

The City of Bryan adopted the Comprehensive Plan Update in 2007. The plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making its recommendation regarding this proposed zoning change:

Chapter 5: Land Use

5.5 Use-Specific Land Use Policies

Retail land uses should be located in areas that are:

- at points of highest visibility and access; and
- in close proximity to major intersections (freeway/expressways and freeways, freeways and major arterials, and major arterials and major arterials).

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff contends that retail, professional and office uses at this location will generally be compatible with land uses for surrounding properties, as envisioned by the Comprehensive Plan. C-2 Zoning will also create a more orderly zoning pattern and allow for a more useful and orderly urban development in this vicinity.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

The subject property adjoins Highway 47, capable of accommodating traffic loads typically associated with retail commercial development. Other medium to heavy load streets around the site are expected to develop along with the HSC project.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

The closest vacant land zoned for retail development is located northwest at and near the intersection of State Highway 47 and West Villa Maria Road. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

No retail developments are currently being developed in this vicinity. Staff contends that with the HSC project an increased demand for land zoned for retail development can be expected in this vicinity. Staff contends that retail developments are developing at a rapid pace elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few if any effects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed development would adversely affect health, safety, morals, or general welfare. Retail development on the subject property is likely to have minimal direct detrimental impacts on adjacent properties.

RECOMMENDATION:

Staff recommends **approving** C-2 zoning as requested by the applicants. Staff is confident that C-2 zoning will accommodate most (if not all) uses that may locate here as part of the Health Science Center project. Staff believes that C-2 zoning will provide the required flexibility for public and private investors developing in the area, while protecting the overall project and nearby properties from more intense uses.